30 NEWICK AVENUE
SUTTON COLDFIELD
B74 3DA

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

This substantial and distinctive residence offers an exceptional opportunity to create a superb family home. Set within mature landscaped grounds, the property provides extensive and versatile accommodation, including generous reception spaces, six bedrooms, and an indoor pool complex with vaulted timber ceiling, swimming pool, and entertaining area.

While the property would now benefit from updating and refurbishment, it offers outstanding potential for buyers seeking a home of scale and character that can be tailored to their own style and requirements. Further benefits include an integrated double garage, expansive driveway parking, and beautifully established rear gardens offering a degree of privacy.

Combining impressive proportions, unique leisure facilities, and exciting scope for modernisation, this is a rare opportunity in a highly desirable setting.

** PLANNING PERMISSION GRANTED FOR EXECUTIVE HOME -APPLICATION NUMBER 26/00619/FUH**

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.







Situation

The property is situated on the cusp of the prestigious Little Aston Park estate. Little Aston is home to the highly regarded Little Aston Golf Club and some of the finest houses in the West Midlands. Day to day amenities can be found in Streetly village with a local supermarket and a selection of restaurants. In nearby Mere Green there are M&S, and Sainsbury's supermarkets together with an array of restaurants and coffee shops in the newly developed Mulberry Walk. In Sutton Coldfield town centre, there is a comprehensive range of shops and restaurants within the Gracechurch Shopping Centre. Sutton Park, one of Europe's largest urban parks, is just a few minutes' walk from the property and offers great scope for walking, cycling, golf and a variety of outdoor pursuits.

Birmingham and the M6 Toll is in close proximity, giving fast access to the M6 and M42. Conveniently accessible train stations, including Butlers Lane and Four Oaks facilitate travel. Lichfield Trent Valley station, reachable from these points, provides a direct route to London and connects to Birmingham's New Street Station.

Schooling in the area includes Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls, Highclare School. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

Description of Property

This substantial residence presents a rare opportunity to acquire a home of impressive scale, offering exceptional potential for a purchaser to modernise and create a truly outstanding family home. While the property would now benefit from a programme of updating and refurbishment, it provides a superb foundation with generous proportions and versatile accommodation throughout.

A covered entrance canopy leads into a spacious reception hall, setting the tone for the accommodation beyond. A cloak cupboard and guest WC are conveniently positioned, while the layout of the ground floor has been designed to accommodate both formal entertaining and everyday family living.

At the heart of the home is a generous kitchen and family dining area, offering excellent potential to be transformed into a contemporary open-plan living space suited to modern lifestyles. A separate formal dining room features twin skylights that bring in natural light and provide views towards the impressive pool room beyond. The drawing room enjoys a dual aspect overlooking both the front elevation and the pool room and centres around a feature fireplace.

One of the home's most distinctive features is the expansive indoor pool room, complete with a striking exposed timber truss ceiling, full-sized swimming pool, and bar area. With views across the rear gardens and direct access outside, this unique space offers exciting scope to create a superb leisure and entertainment area.

Further ground floor accommodation includes a dressing room, store room, sauna, and plant room, together with a secondary entrance leading to the integrated double garage. This area also connects to a utility/spice kitchen and a generously sized playroom, providing flexibility for a variety of family needs.

To the first floor, a spacious landing leads to the principal bedroom suite, which enjoys views across the rear gardens, fitted wardrobes, and an ensuite bathroom. Five further bedrooms offer well-proportioned accommodation with fitted storage and pleasant outlooks, served by a family shower room and family bathroom.

Externally, the property sits within mature and established grounds offering a good degree of privacy. To the front, a sweeping crescent-shaped in-and-out driveway provides ample parking and an impressive approach, bordered by lawned areas and evergreen planting.

The rear garden is particularly generous in size, featuring an expansive lawn, mature trees, and established borders. A substantial patio area extends from the house, providing an ideal setting for outdoor dining and entertaining, with additional seating areas positioned throughout the garden. Offering significant potential, extensive accommodation, and unique leisure facilities, this is an exciting opportunity for buyers seeking a spacious home they can update and tailor to their own style and requirements in a highly desirable setting.

Distances

Streetly village 0.5 mile
Sutton Coldfield 3 miles
Lichfield 9 miles
Birmingham 9 miles
Birmingham International/NEC 16 miles
M6 Toll (T5) 5 miles
M6 (J7) 5 miles

(distances approximate).

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Directions from Aston Knowles

From the centre of Sutton Coldfield, take the A5127 Lichfield Road towards Four Oaks. At the first roundabout take the second exit onto the A454 Four Oaks Road. At the next set of traffic lights bear left onto the B4151 Streetly Lane and at the roundabout, take the third exit onto Roman Road. Carry on for approximately 200 yards and take the first left onto Talbot Avenue. Carry on for approximately 250 yards where a turning right will carry on to Newick Avenue.

Terms

Tenure: Freehold
Local Authority: Lichfield District Council
Tax Band: G
Average area broadband: 152 Mbps

Services

We understand that mains water, drainage and electricity are connected.

Fixtures and Fittings

These particulars are intended only as a guide and must not be relied upon as statements of fact.

Viewings

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

Disclaimer

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of









particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Photographs taken: April 2026
Particulars prepared: May 2026

Buyer Identity Verification Fee

In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.

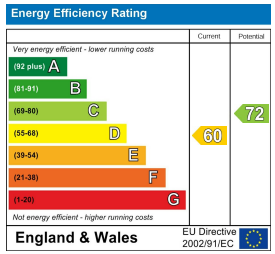
ASTON KNOWLES

Newick Avenue B74 3DA
Approximate Gross Internal Area
483.94 sq.m. (5,208 sq.ft.)



Ground Floor **First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.



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